

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING OLYMPIA MUNICIPAL CODE RELATING TO VEHICLE CAMPING AND AMENDING OMC CHAPTER 10.16 BY THE ADDITION OF A NEW SECTION AND AMENDING OMC SECTIONS 10.16.030, 10.20.090, 16.06.020

WHEREAS, the Olympia City Council recognizes that sometimes circumstances are such that people need to camp in a vehicle, using the vehicle as their residence when they do not have anywhere else to live; this is especially so given the ongoing shortage of housing in Olympia and the surrounding region; and

WHEREAS, the City Council also recognizes that unregulated vehicle camping, especially when there is a concentration of vehicles used for camping in one area, for a prolonged period of time, can have negative effects on the immediately surrounding community, including from the accumulation of trash and other detritus; and

WHEREAS, the City Council wants to permit vehicle camping, subject to certain regulations intended to limit the potential negative impacts of vehicle camping.

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC Section 10.16.000. Olympia Municipal Code Section 10.16.000 is hereby amended as follows:

Chapter 10.16
STOPPING, STANDING AND PARKING

10.16.000 Chapter Contents

Sections:

- 10.16.010 Applicability.
- 10.16.020 Parking prohibited at all times on certain streets -- Penalty for violation.
- 10.16.030 Recreational vehicle parking on City streets over 24 hours ~~or between the hours of 3:00 a.m. and 6:00 a.m.~~ prohibited without permit -- Penalty for violation.
- 10.16.035 Camping in a Vehicle on City Right-of-Way – Penalty for Violation
- 10.16.050 Parking time limitations -- When applicable.
- 10.16.055 Residential Parking Program Established – Penalty for violation.
- 10.16.060 Parking adjacent to schools.
- 10.16.070 Free parking zones.
- 10.16.080 Free parking limits -- Penalty for Violation.
- 10.16.090 Free parking zones -- Sign posting.
- 10.16.100 Overtime parking prohibited in metered areas -- Penalty for Violation.
- 10.16.110 Parking of motorcycles, motor-driven cycles and mopeds within metered parking spaces.
- 10.16.120 Tampering with parking enforcement process is a violation.
- 10.16.130 Device regulated parking – Metered parking -- No parking when payment has expired.
- 10.16.140 City parking lots -- Regulations.
- 10.16.150 City parking lots and metered parking -- Fee schedules.
- 10.16.160 City Parking Lots -- Violations -- Penalties.
- 10.16.210 Prohibited parking.
- 10.16.220 General parking prohibitions.
- 10.16.230 Limitations to free on-street Parking for those with disability placards.

- 10.16.240 Vanpools -- Definition.
- 10.16.250 Vanpool -- Parking limitation exemptions.
- 10.16.260 Vanpools -- Permits.
- 10.16.270 Delinquent Penalties.
- 10.16.280 Parking Services' Scofflaw List.
- 10.16.290 Immobilization.
- 10.16.300 Impoundment.
- 10.16.310 Downtown Carpool Parking Program.
- 10.16.320 Parking unregistered or unlicensed vehicles on ROW or other City property.

Section 2. Amendment of OMC Section 10.16.035. Olympia Municipal Code Section 10.16.035 is hereby created to read as follows:

10.16.035 Camping in a Vehicle on City Right-of-Way -- Penalty for Violation

A. Definitions. For purposes of this section, to "camp in a vehicle" or "vehicle camping" means to use a vehicle for shelter, for habitation, or as a residence, including for sleeping or resting; storing of personal belongings; storing, preparing, and eating food; and being protected from the elements, including heat or cold, sun or rain; or any of these activities in combination with one another. A "vehicle" for purposes of this definition includes any automobile, car, van, truck, recreational vehicle, mobile home, motor home, camper, bus, or trailer, and also includes a vessel.

B. No person may camp in a vehicle on City right-of-way, whether improved or unimproved, except as provided in this section. A person may camp in a vehicle on City right-of-way only in compliance with all of the following:

1. A person camping in a vehicle on City right-of-way shall park such vehicle legally, in compliance with all applicable provisions of state law and the OMC. A person using a vehicle for camping may not park the vehicle in a manner that blocks any City street, sidewalk, bike lane, driveway, or City infrastructure.

2. A person camping in a vehicle on City right-of-way may not park the vehicle used for vehicle camping:

a. In any one location for more than 24 hours after the person receives notice that the vehicle must be moved after 24 hours. Such notice may be provided to the person by hand delivery from a designated City representative, or such notice may be provided by posting it on the vehicle. Before or upon the expiration of this 24-hour period, the person may move the vehicle to another lawful parking location within the City, but only if that location is at least one-half mile or 10 blocks from where the vehicle was parked in the previous 24 hours.

b. Within 500 feet of any other vehicle being used for camping.

c. Within 500 feet of any emergency housing facility approved under OMC chapter 18.50.

d. Within 500 feet of any school.

3. A vehicle used for camping must be properly licensed and registered as required by state law and must be operational, i.e., capable of being started and driven under its own power, or capable of being towed if designed to be towed, and may not be abandoned or left inoperable on City right-of-way or on City property.

4. A person camping in a vehicle may not create or maintain open flame, a recreational fire or bonfire, a fire for burning garbage or refuse in, on, or around the vehicle used for vehicle camping. A cooking

device that emits flame and a space heating device that emits flame is permitted, as allowed by laws and regulations applicable to such devices.

5. A person camping in a vehicle on City right-of-way may not dump gray water (i.e., wastewater from baths, sinks, dishwashing, and the like) or black water (i.e., sewage) into any facility or place not intended for gray water or black water disposal, including storm drains.

6. A person camping in a vehicle on City right-of-way may not store material outside the vehicle, except as incidental to short-term loading or unloading of the vehicle.

7. A person camping in a vehicle on City right-of-way may not build or erect any structure or structures connecting or attaching to the vehicle or in the immediate vicinity of the vehicle.

8. A person camping in a vehicle on City right-of-way may not accumulate, discard, or leave behind garbage, debris, unsanitary or hazardous materials, or other items of no apparent utility on City right-of-way, on City property, or on any adjacent public or private property.

9. A person camping in a vehicle on City right-of-way may not use any gas-powered generator between the hours of 10:00pm and 8:00am.

10. A person camping in a vehicle on City right-of-way shall keep all animals in that person's care or custody leashed or crated at all times when the animal is outside the vehicle.

E. Penalties for Violation.

1. a. The owner of a vehicle found in violation of subsections B. 1, B. 2, or B. 3 of this section commits a civil infraction and is subject to a penalty of \$20.00, except that where the vehicle is used as the owner's only residence, the penalty is \$0.00. After three citations for violation of any of subsections B. 1, B. 2, or B. 3 in one calendar year, the vehicle may be impounded under OMC 10.16.300.

b. Police officers and parking services field representatives are hereby authorized to issue civil infractions for violations of subsections B. 1, B. 2, or B. 3 of section.

c. A vehicle used for camping that is in violation of subsection B. 3 may be removed from the right-of-way under OMC 18.40.060 E 4.

2. a. A person violating subsections B.4, B. 5, B. 6, B. 7, B. 8, or B. 9 of this section commits a civil infraction and is subject to a penalty of \$25. A person violating any of subsections B. 4, B. 5, B. 6, B. 7, B. 8, or B. 9 of this section a second time within an 18-month period commits a civil infraction and is subject to a penalty of \$50. A person violating any of subsections B.4, B. 5, B. 6, B. 7, B. 8, or B. 9 of this section a third time within an 18-month period commits a misdemeanor and, if found guilty, is subject to a fine not to exceed one hundred dollars, or imprisonment not to exceed 90 days, or both fine and imprisonment.

b. Police officers and code enforcement officers are hereby authorized to issue civil infractions for violations of subsections B.4, B. 5, B. 6, B. 7, B. 8, or B. 9 of this section.

Section 3. Amendment to OMC Section 10.16.030. Olympia Municipal Code Section 10.16.030 is hereby amended to read as follows:

10.16.030 Recreational vehicle parking on City streets over 24 hours ~~or between the hours of 3:00 a.m. and 6:00 a.m.~~ prohibited without permit -- Penalty for violation

A. ~~No parking of recreational vehicles on City streets over 24 hours or between the hours of 3:00 a.m. and 6:00 a.m. Notwithstanding any other provision of the Olympia Municipal Code (OMC), no~~ A person may not park a recreational vehicle ~~may park on any City street longer than 24 hours or between the hours of 3:00 a.m. and 6:00 a.m. including holidays and weekends,~~ without a City of Olympia Parking Services issued permit affixed to the front window of the recreational vehicle in a place clearly visible from the outside of the vehicle. Parking the vehicle in another location within the City within the 24 hour period on a City street is a violation of this section. This section does not apply to a recreational vehicle use for vehicular camping as permitted by OMC 10.16.035.

B. Definitions.

1. Recreational Vehicle: For purposes of this chapter, "Recreational Vehicle" (RV) means a vehicular-type unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle. The units include travel trailers, fifth-wheel trailers, folding camping trailers, truck campers, motor homes, ~~and conversion vans,~~ and conversion busses.

2. Adjacent: For purposes of this chapter, "Adjacent" means in the right-of-way typically used for vehicular parking, on the same side of the street as the residence for which the permit has been issued, in front of or to the side of that residence but within the lot lines of the residence as if the lot lines of the residence extended into the right-of-way.

C. Permit Application and Criteria. To obtain a temporary permit allowing an RV to park in a designated location for up to seven ~~(7)~~ business days within a quarter, the registered owner or operator of the RV must apply to the Parking Services Department of the City of Olympia and meet one of the following criteria for approval:

1. The registered owner or operator of the RV ~~must be~~ is a resident with a current physical address within the City of Olympia and the RV must park adjacent to that residence; or
2. The registered owner or operator of the RV ~~must be~~ is the visitor of a resident with a current physical address within the City of Olympia and the RV must park adjacent to that residence; or
3. The registered owner or operator of the recreational vehicle is participating as a vendor or sponsor of a Special Event for which a special event permit has been obtained from the City.

D. Validity of Permits. Permits are valid for up to seven ~~(7)~~ business days per vehicle per quarter. Permits are valid only for the dates authorized on the permit and only for the location indicated on the permit. Those who meet the qualifying criteria under (C)(1) or (C)(2) are required to park adjacent to the lot of the sponsoring City of Olympia resident or the permit is invalid. If there is limited or no parking adjacent to the sponsoring resident, Parking Services shall designate an appropriate location nearby and indicate such location on the permit.

E. Penalty for Violation. The owner of a vehicle parked in violation of this section ~~Penalty for violation is an~~ commits a civil infraction and is subject to a penalty of ~~of seventy five and no/100 dollars (\$75.00).~~ After three citations for violation of this section, the vehicle may be impounded as provided for in OMC 10.16.300.

Section 4. Amendment to OMC Section 10.20.090. Olympia Municipal Code Section 10.20.090 is hereby amended to read as follows:

10.20.090 Civil citation authority -- Parking Services Field Representatives

City of Olympia Parking Services Field Representatives may issue civil citations for violation of the following:

- OMC Section [10.16.020](#) Parking prohibited at all times on certain streets-Penalty for violation
- OMC Section [10.16.030](#) Recreational vehicle parking on city streets over 24 hours or between the hours of 3:00 a.m. and 6:00 a.m. prohibited without permit – Penalty for violation
- OMC Section [10.16.035](#) Camping in a Vehicle on City Right-of-Way -- Penalty for Violation
- OMC Section [10.16.055](#) Residential Parking Program Established
- OMC Section [10.16.060](#) Parking adjacent to schools
- OMC Section [10.16.070](#) Free parking zones
- OMC Section [10.16.080](#) Free parking limits-Penalty for violation
- OMC Section [10.16.100](#) Overtime parking prohibited in metered areas -- Penalty for Violation
- OMC Section [10.16.110](#) Parking of motorcycles, motor-driven cycles and mopeds within metered parking spaces
- OMC Section [10.16.120](#) Tampering with parking enforcement process is a violation
- OMC Section [10.16.130](#) Parking meters-Methods of fee payment: coins, prepaid cards, credit/debit cards and permits
- OMC Section [10.16.140](#) City parking lots-Regulations
- OMC Section [10.16.210](#) Prohibited parking
- OMC Section [10.16.220](#) General parking prohibitions
- OMC Section [10.16.240](#) Vanpools-Definition
- OMC Section [10.16.250](#) Vanpool-Parking limitation exemptions
- OMC Section [10.16.260](#) Vanpools-Permits
- OMC Section [10.18.020](#) Truck and Trailer Parking In Residential Areas – Unlawful in residential areas
- OMC Section [10.20.040](#) Curb-loading zone designation taxi zones – passenger and freight
- RCW [46.16.381](#) Special parking for disabled persons -- Penalties -- Enforcement.
- RCW [46.08.182](#) Electric vehicle charging stations – Signage – Penalty.

Section 5. Amendment to OMC Chapter 16.06.020. Olympia Municipal Code 16.056.020 is hereby amended to read as follows:

16.06.020 Amendments, Deletions, and Additions

The following sections of the International Property Maintenance Code, as adopted in OMC 16.06.010, are amended as follows:

101.1 Title.

These regulations are known as the Property Maintenance Code of the City of Olympia, referred to as "this code."

102.3 Application of other codes.

Repairs, additions, or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, Uniform Plumbing Code and NFPA 70. Nothing in this code shall be construed to cancel, modify, or set aside any provision of the Unified Development Code for the City of Olympia in OMC Title 18.

104.1 Fees.

The fees for activities and services performed by the department in carrying out its responsibilities under this code are set forth in OMC 4.36.010 Building code review and permit fees as currently enacted or amended.

104.2 Refunds.

The refund policy established by the code official for this section is set forth in OMC 4.36.010 Building code review and permit fees.

SECTION 107

MEANS OF APPEAL

107.1 General.

In order to hear and decide appeals of orders, decisions, or determinations made by the code official relative to the application and interpretation of this code, appeals be made to the hearing examiner pursuant to OMC 18.70.170, provided that a written application for appeal is filed within fourteen (14) days after the day the decision and notice or order was served.

[A] 107.2 Limitations of authority.

An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed. The hearings examiner does not have authority to waive requirements of this code or interpret the administration of this code.

107.4 Administration.

The code official shall take immediate action in accordance with the decision of the hearings examiner.

109.3 Violations.

A person or entity that violates or fails to comply with any term or provision of this title, or the terms or provisions of a Notice of Violation issued under OMC Chapter 16.06, commits a civil infraction and is subject to a monetary penalty as follows:

- i. First offense: Class 3 (\$50), not including statutory assessments.
- ii. Second offense arising out of the same facts as the first offense: Class 2 (\$125), not including statutory assessments.
- iii. Third offense arising out of the same facts as the first offense: Class 1 (\$250), not including statutory assessments.

See also OMC Chapter 4.44, Uniform Civil Enforcement.

Each day that a violation continues after due notice has been served is a separate violation. Continuing violation means the same type of violation which is committed within a year of the initial violation.

c. If a person or entity fails to comply with a Notice of Violation, the Code Official may institute the appropriate legal proceeding to restrain, correct, or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. The costs of any action taken by the City of Olympia on such premises, including attorney's fees, contractors, engineers, and all other costs of any kind, must be charged against the real property upon which the structure is located and are a lien on such real property in accordance with the procedures set forth in Section 113.3 of this code.

109.4 Violation penalties.

Any person who violates a provision of this code, or fails to comply therewith, or with any of the requirements thereof, may be prosecuted within the limits provided by state or local laws.

111.1.5 Dangerous structure or premises.

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.

7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act enumerated in OMC 8.24.020 Behavioral public nuisance on land and buildings declared.

8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.

11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

301.3 Vacant structures and land.

Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety and must be registered in accordance with OMC 16.06.030 Vacant Property Registration.

302.4 Weeds.

Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 108.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

EXCEPTION: Agricultural areas within the City of Olympia (crops, livestock, farming, etc.) are exempt from this subsection.

302.8 Motor vehicles.

Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly,

disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. For purposes of this section "vehicle" is defined in the Revised Code of Washington Section 46.04.670.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

302.10 Recreational vehicles and other vehicles.

No recreational vehicle as defined by the Olympia Municipal Code Chapter 18.02.180 or other vehicles defined in the Revised Code of Washington Section 46.04.670 may be used for the purpose of living, sleeping, cooking, or any similar use while parked on publicly owned or private property.

Exceptions:

1. A recreational vehicle lawfully located in manufactured/mobile communities (as defined in RCW 59.20.030) may be used as a primary residence for the purpose of living, sleeping, cooking, or similar uses, provided that:
 - a. The recreational vehicle has a Recreational Park Trailer or Recreation Vehicle Label provided by Washington State Department of Labor and Industries (or its equivalent if from another state).
 - b. The total number of residential units within the community/park does not exceed the number established within the land use approval. A recreational vehicle may replace a manufactured or mobile unit, but additional units require land use approval prior.
 - c. A recreational vehicle is not permitted as an accessory living quarter or an accessory dwelling unit to any other primary residence within the community/park.
 - d. The recreational vehicle must comply with all applicable requirements of the International Building and Fire Codes in effect at the time of application.
 - e. Unless the pad/side is shown on the approved site plan without connection, the recreational vehicle must be connected to the sanitary sewer or an onsite sewage system in compliance with OMC 13.08.090 and all applicable Thurston County regulations.
2. Recreational vehicles may be permitted to be used as a temporary residence, provided the criteria and approvals required in OMC 18.04.060(DD) Temporary Uses are satisfied.
3. A recreational vehicle or other vehicle may be used for camping on City right-of-way in compliance with OMC 10.16.035.

302.11 Cargo containers and semi-trailers

1. Cargo containers, except as otherwise permitted by Olympia Municipal Code Title 18, may not be used for storage. Cargo containers which are permitted by the land use regulatory code to be used as storage buildings must be provided with a foundation system that provides adequate clearance from the ground to prevent deterioration and must be provided with an anchorage system to prevent sliding or overturning by wind or seismic forces prescribed by the building code.

2. Semi trailers may not be used for storage.

302.12 Additional nuisances.

1. Causing or allowing any human or animal waste, poison, poison oak or ivy, or noxious substance to be collected or to remain in any place, street, highway, or alley in the City; or

2. Obstructing or encroaching upon or rendering unsafe for passage any public highway, private way, street, sidewalk, trail, alley, park, square, driveway, lake, or stream in the City; or

3. Excavating or maintaining on public or private property any hole, excavation, or pit that is dangerous to the public or adjacent property.

Section 6. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Section 7. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or application of the provisions to other persons or circumstances remains unaffected.

Section 8. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 9. Effective Date. This Ordinance takes effect after passage and publication, as provided by law, on December 16, 2024.



MAYOR

ATTEST:

Sean Krier

CITY CLERK

APPROVED AS TO FORM:

Michael M. Young

DEPUTY CITY ATTORNEY

PASSED: November 12, 2024

APPROVED: November 12, 2024

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